

# Whitakers

Estate Agents



**71 Manor Road, Hull, HU5 5NS**

**£125,000**

**\*\* NO ONWARD CHAIN \*\***

This traditional two bedroom property has been much extended from its original design and offers the potential for a new owner to cosmetically enhance it without paying a premium for another homeowner's taste in cosmetic design.

The internal layout briefly comprises entrance lobby, open plan lounge / dining room, fitted kitchen with inner lobby to the bathroom and further rear lobby to the ground level.

The first floor boasts a fitted master bedroom, a double bedroom and a large landing space - which would have originally been the second bedroom - that incorporates a cloakroom.

Externally to the front aspect there is a low maintenance garden with the kerb lowered to accommodate off-street parking.

The rear garden is block paved with fencing to the surround and a gate that opens to the ten-foot. The residence also benefits from having an outside tap and large detached garage which could be used to accommodate further off-street parking.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

#### Front external



Externally to the front aspect there is a low maintenance garden with the kerb lowered to accommodate off-street parking.

#### Ground floor

##### Entrance lobby

UPVC double glazed entrance door, central heating radiator and carpeted flooring. Leading to :

Lounge / dining room 20'4" x 11'1" (6.20 x 3.39)



UPVC double glazed window, central heating radiator, under stairs storage cupboard and carpeted flooring.

Kitchen 10'7" x 12'5" maximum (3.25 x 3.79 maximum )



UPVC double glazed door to the rear lobby, UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, integrated oven and hob with extractor hood above.

#### Bathroom



Central heating radiator, fully tiled with laminate flooring and furnished with a three piece suite comprising panelled bathroom with dual taps and electric shower, vanity sink with mixer tap and low flush W.C.

#### Rear lobby

UPVC double glazed door, UPVC double glazed window, central heating radiator, storage cupboard and laminate flooring.

#### First floor

##### Landing / dressing area



With access to the loft hatch and carpeted flooring. Leading to :

### Bedroom one 11'1" x 13'5" (3.38 x 4.09 )



UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards and carpeted flooring.

### Bedroom two 10'10" x 12'6" (3.31 x 3.83 )

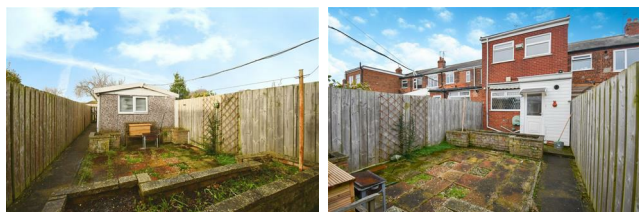


Two UPVC double glazed windows, two central heating radiators and carpeted flooring.

### W.C.

Partly tiled to splashback areas with carpeted flooring and furnished with a two piece suite comprising vanity sink with dual taps and low flush W.C.

### Rear external



The rear garden is block paved with fencing to the surround and a gate that opens to the ten-foot. The residence also benefits from having an outside tap and large detached garage which could be used to accommodate further off-street parking.

### Location

The property is established on the residential location Manor Road in Hull which is popular due to its close proximity to Willerby Road and its connection to highly accessible transport links and local amenities. The accommodation also falls within the catchment of a number of highly regarded schools, most notably Wold Academy, Ainthorpe Primary School and Priory Primary School.

### Tenure

The property is held under Freehold tenureship

### Council tax band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 0003036500710B

Council Tax band - B

### EPC rating

EPC rating - C

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

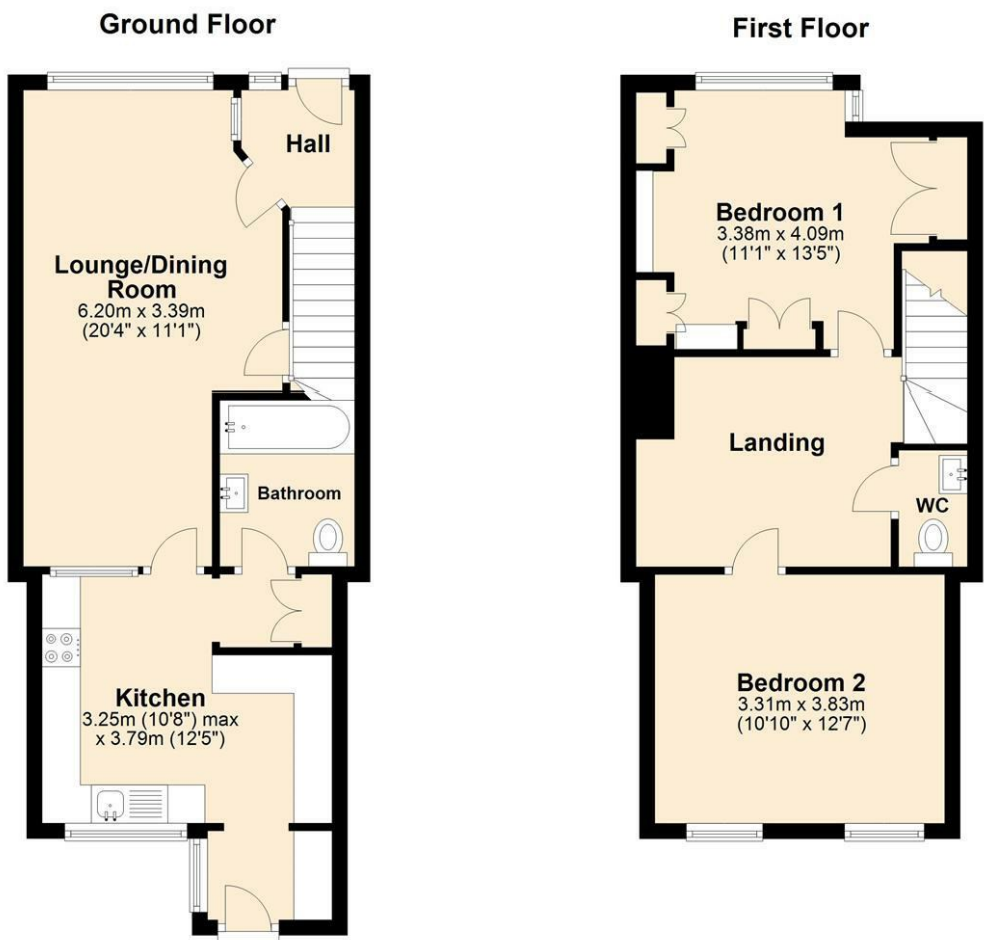
### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

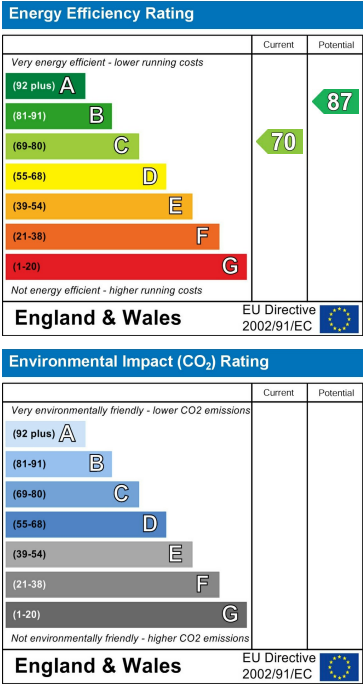


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.